



**Town of Arlington, Massachusetts**  
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## Minutes 10/23/2008

**Commissioners Present:** A. Frisch, M. Kramer, M. Penzenik, T. Smurzynski, J. Worden

**Commissioners Not Present:** M. Hope Berkowicz, B. Cohen, J. Hindmarsh, M. Logan, S. Makowka

**Guests Present:** M. Daniell, J. Barkan, J. Howry

1. **AHDC Meeting Opens;** J. Worden (senior officer present) appointed Chair to run meeting 8:00pm
2. **Appointment of Alternate Commissioners:** T. Smurzynski to Mt. Gilboa/Crescent Hill, Pleasant Street and Central Districts; A. Frisch appointed to Mt Gilboa/Crescent Hill, Pleasant Street and Broadway Districts
3. **Approval of minutes from 9/25/08** moved by J. Worden, seconded by T. Smurzynski, approved unanimously with no changes
4. **Communications**
  - a. Call re: painting in Jason/Gray Historic District - No action required
  - b. Call re: 81 Westminster Ave. for porch balustrade/railing restoration – application received
  - c. Call re: 21-23 Central Street for rear addition (barely visible from public way)
  - d. E-mail re: 118 Pleasant Street for CONA (CONA being issued)
  - e. E-mail re: 75 Pleasant Street re: ongoing work (attended meeting)
5. **New Business:**
  - a. Informal Hearing re: 81 Westminster Ave. (Lemire) – Application received but applicant not in attendance at meeting. Only exhibits were two photographs, no elevations, designs, or specs. Discussion by Commissioners indicated that the railing proposed would not be appropriate to the house and that the existing style is more appropriate. Suggested applicant consider project prior to next meeting and come before the Commission with better documentation and be able to respond to questions. No action required from the Commission at this time. Applicant has been placed on next month's agenda for a formal hearing due to submission of application dated 10/6/08.
  - b. Informal Hearing re: 21-23 Central Street (Dyer and Mitchell) for addition on rear of house. Michael Daniell from Custom Contracting was present to answer questions about plans and documents submitted with application dated 10/10/08. M. Penzenik asked about deck and porch. Originally, Mr. Daniell answered that those are existing and not being touched, however after discussion determined that he will be changing the deck and stairs. Height of addition with relation to window on 2nd floor – peak is going to be as high as the window. Windows will be Marvin windows that will match other – cannot be clad, they must be simulated divided lights with spacer bar (fixed muntins). Visible from Court Street. Change roof on back of house from shed type roof to gable type roof. Windows are not to be picture framed. Motion that changes proposed are so insignificant to the structure and the district as a whole to allow for a certificate to be issued subject to a 10 day period of comment. M. Penzenik asked whether the post office parking lot is considered public space. M. Daniell argued that the signs say post office employees only. J. Worden suggested that this is only marginally viewable even from the parking lot. M. Penznik moved that since the effect of the change will be insubstantial to the building and the district, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed. Seconded by M. Kramer. A. Frisch abstained, J. Worden didn't vote, 3 voted in support. M. Penzenik moved that the Central Historic District Commission, having fully reviewed the application before it for the demolition of the existing rear of the bathroom bump out, existing stair landing door and window and roof on rear of unit 21; addition of a new stair and landing and window on the 21 side, 4 foot addition off back, and a new gable roof, finds that the project under consideration, if constructed according to the plans and specifications as submitted with the application, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by M. Kramer. All voted in favor except J. Worden, who stated that he had represented the Mitchells. Monitor appointed A. Frisch

c. Informal hearing re: 393-395 Mass. Ave. (Barkan). Jonathan Barkan, owner of property presented picture from HC showing the building's original (or early) shutters. Original shutters in basement for a few windows, will need to purchase others that are missing. They will match found existing ones in basement. Discussion about hardware being used to hang them. At moment no railing at front step. Columns, planters and no railing. Shutters could be a 10-day certificate, railing or hitching post would need a formal hearing. This granite piece was unearthed and placed at its current location. No column adjacent so how would you attach it? Would imagine simple trapezoidal shape coming off porch and coming 1 side down to granite. It would be on the front. Porch is sloped and don't want people walking on sloped porch. Had been vestibule at one time. J. Worden said 10 day would work – spec wooden shutter with appropriate period hardware, hung in the correct way, sized for the windows. T. Smurzynski moved that since the effect of the change will be insubstantial to the building and the district, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed. Seconded by M. Kramer, all voted to approve. T. Smurzynski then moved that the Broadway Historic District Commission, having fully reviewed the application before it for the installation of new shutters to be wood, appropriate size & dimensions of each window to match existing shutters in basement, hung with hardware appropriate for period windows, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by M. Kramer, no discussion, all voted in favor. Monitor appointed A. Frisch.

d. Informal hearing re: 75 Pleasant Street (Pleasant Street Congregational Church). J. Howry presented drawings. Significant wood deterioration around bottom of center post at entry doorway. Asking to do repair and maintenance.

S. Makowka is monitor. This is really repairs and just substituting newer material. CONA should be issued.

Replacing metal roof with copper roof and painting, repair door, post and post bases and moldings. Applicant will send application for CONA to Carol tomorrow. J. Howry showed new gutters that they had made to match the original ones that had failed.

## **6. Other Business**

a. Calendar – looks OK to everyone, except for the May date. A. Frisch will check out the better date to choose with regards to the Jewish holiday and the Memorial Day holiday and report to Carol for future approval.

## **7. Old Business**

a. Preservation Loan Program Update – nothing to report

b. Outreach to Neighborhoods & Realtors

c. Status of projects by monitors – discussion about how to follow up on list. Request of each Commissioner to go through their projects and send report to Ms. Greeley for removal/follow up discussion, etc.

Meeting adjourned at 10:00pm.